

## Finn Hill Neighborhood Plan Land Use and Code Amendment Study Areas

The City of Kirkland is preparing a Neighborhood Plan for the Finn Hill Neighborhood. When complete the Plan will be a chapter in the Kirkland Comprehensive Plan. The Neighborhood Plan will contain goals and policies describing priorities and values for how the neighborhood will handle future growth. As part of this process, the City is studying potential land use and zoning map changes and zoning code amendments described below. See the [public meeting calendar](#) for Planning Commission study session dates.

### *See land use study areas map*

As part of the 2016 public workshops with the Finn Hill Neighborhood, participants requested that the Planning Commission study a number of land use issues including:

- Evaluate zoning district boundaries and residential density shown on the Comprehensive Plan Land Use and Zoning Maps to provide a consistent land use pattern with logical boundaries. This may include rezones to increase or lower residential density or adjust boundaries on parcels that contain split zoning.
- Potential amendments to the Holmes Point Overlay regulations in Chapter 70 of the Zoning Code and other code amendments to address tree canopy and greater environmental protection.
- Study two Neighborhood Business Area (BNA) districts at Inglewood and Holmes Point commercial areas for potential changes to the zoning and development standards. Such standards may address mixed use (e.g. retail and housing), pedestrian and vehicular improvements, building height, and architectural design guidelines.

The scope of change for each study area or code amendments are described below.

**1. Study Area RSA 4-A-** Rezone parcel from low density residential four dwelling units per acre (LDR 4), (RSA 4 zone) to medium density nine or twelve dwelling units per acre, (MDR 9 or MDR 12), (RMA 5.0 or RMA 3.6 zone). Require clustering development above slope. Keep as RSA 4.

**2. Study Area RSA 4-B**

**East portion between NE 132<sup>nd</sup> ST and NE 124<sup>th</sup> ST-** Rezone from low density residential four dwelling units per acre (LDR 4), (RSA 4 zone) to six dwelling units per acre (LDR 6) (RSA 6 zone) consistent with surrounding RSA 6 zoning to the north, west and east. Keep as RSA 4.

**West portion west of Juanita Dr. – options:**

- Keep west portion of study area at low density residential four dwelling units per acre (LDR 4) (RSA 4 zone) with Holmes Point Overlay (HPO).
- Finn Hill Middle School has split zoning. Rezone the east half of school property from (LDR 6) (RSA 6 zone) to RSA 4 zone.
- Rezone the west study area to RSA 6 with or without the Holmes Point Overlay.

**3. Study Area RSA 8-A-** Island of low density eight dwelling units per acre (LDR 8) RSA 8 zone. Only one further developable parcel remains. Rezone (LDR 8) RSA 8 zone to RSA 6 consistent with surrounding zoning. Keep as RSA 8.

**4. Study Area RSA 8-B-** Currently allows low density residential at eight dwelling units per acre (LDR 8), (RSA 8 zone) with Holmes Point Overlay (HPO). One property owner within study area zoned RSA 6 is surrounded by RSA 8 zoning on three sides requests consideration for RSA 8 zoning. Options (in all cases keep HPO):

- Rezone the west half of study area (west of Juanita Drive) from RSA 8 to RSA 6.
- Rezone the west half of the study area from RSA 8 to RSA 4.
- Keep the RSA 8 area located east/uphill from Juanita Dr. as RSA 8.
- Rezone the one parcel described above from RSA 6 to RSA 8.
- Keep study area zoning as is as RSA 8 zone and the one parcel as RSA 6.

**5. Study Area RSA 8-C-** Currently allows low density residential eight dwelling units per acre (LDR 8) with the Holmes Point Overlay regulations (RSA-8 zone; with HPO). Options:

- Rezone area from LDR 8/RSA 8 to LDR 6/RSA 6 zoning with HPO consistent with other RSA 6 zones along the shoreline.
- Rezone to RSA 4.
- Keep as RSA 8.

- 6. Study Area RSA 8-D-** Similar to Study area RSA 8-C above, this RSA 8 area is located south of Champagne Pl contains steep sloped, narrow lots and is located on the east side of the RSA 4 zone. Options:
- Rezone area from LDR 8/RSA 8 to LDR 6/RSA 6 with HPO consistent with other RSA 6 zones along the shoreline.
  - Rezone to RSA 4.
  - Keep as RSA 8.
- 7. Study Area RSA 8-E-** Currently allows low density eight dwelling units per acre LDR 8 (RSA 8). Currently experiencing high levels of short plats or subdivisions permit activity. Options:
- Rezone from RSA 8 to RSA 6 or RSA 4.
  - Keep RSA 8 zone.
- 8. Study Area RMA 5-A-** Current zoning of three larger parcels is medium density five dwelling units per acre (MDR 5.0) (RMA 5 zone). Options:
- Expand BNA boundaries to rezone three parcels from RMA 5.0 to Neighborhood Business BNA zone with a maximum density of 2,400 sq. ft. of lot area per unit (current BNA density limit) and not mandate commercial on the ground floor. Increase building height from 35 ft. to three stories.
  - If these parcels are rezoned to BNA, there are two additional single family zoned parcels to the east and south that could be rezoned to BNA (see discussion below).
  - Rezone RMA 5.0 parcels to a higher multifamily density RMA 3.6, or RMA 2.4, or RMA 1.8.
  - Keep as RMA 5.
- 9. Neighborhood Business Area (BNA) North Finn Hill Neighborhood Center-** BNA zoning allows for mixed use residential and limited types of commercial uses. Options:
- Develop a new zoning district for Finn Hill to allow a mixed use residential and commercial pedestrian oriented development that would support enhanced transit services. Allow an increase in building height from existing 35 ft. (above average building elevation) to five stories as an incentive to redevelopment including structured parking, pedestrian amenities such as pedestrian connections, open space plazas, affordable housing and opportunities for transit service.
  - Keep BNA zoning as is. No increase in building height or other changes in development standards.
- 10. BNA South Holmes Point Residential Market-** Expand BNA zone to the north to include three parcels (discussed above in Study area zoned RMA 5-A) and east. Adjacent to the eastern BNA boundary is a small, narrow single family home located to two cell towers. Study a 2013 citizen amendment request (Hoerth) to rezone parcel from RSA 6 to BNA to allow office. Options:
- Rezone the RSA 6 single family parcel to the east to BNA zoning but limit to office use.
  - Increase building height in BNA from existing 35 ft. (two stories) to three stories to increase neighborhood services.
  - Keep existing BNA zoning and development standards.
- 11. Holmes Point Overlay Chapter 70 Regulations-** Strong community support to maintain tree canopy in Finn Hill and provide stronger tree removal enforcement during development activity. Potential code amendments to the Holmes Point Overlay Chapter 70 regulations may include:
- Decrease the amount of site disturbance allowed during construction
  - Greater restriction on the number of trees that could be removed
  - Increase the size of required Natural Protection Areas
  - Decrease the maximum amount of lot coverage
  - Increase the minimum tree density requirements to require additional planting of trees.

**The Planning Commission will conduct a study session to discuss these potential land use changes on January 12, 2017.**

For questions or more information contact Janice Coogan, Planning and Building Department at [jcoogan@kirklandwa.gov](mailto:jcoogan@kirklandwa.gov) or 425-587-3257.